

#### Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Guy W. Williams and approved by Commissioner Katie Anderson:

#### RESOLUTION

A resolution authorizing and approving the requests for buildings to be treated as located in a Difficult Development Area (DDA) contingent upon the Feasibility & Viability Analysis and review of the market study; authorizing the Agency's staff and counsel to prepare the forms of such documents and agreements as may be necessary to approve such requests; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in allocating and administering programs and/or resources made available pursuant to Section 42 of the Internal Revenue Code; and

WHEREAS, Agency's staff issued a memorandum (the "DDA Memorandum") to the Development Community on June 21, 2011 the requirements for requests for buildings to be treated as located within a DDA in order to increase the housing credits for such buildings to be financially feasible as part of a qualified low-income housing project; and

WHEREAS, Agency's staff and counsel have reviewed the requests in accordance with the criteria set forth in the DDA Memorandum for each of the proposed projects listed in Exhibit I attached hereto; and

WHEREAS, Agency's staff recommends that the projects identified on Exhibit I be treated as being located in a DDA based upon staff's and counsel's review contingent upon (i) the positive Feasibility & Viability Analysis, (ii) receipt and approval of market study following the submission of a full and complete application and market study and (iii) final Board approval.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners (the

"Board") of the Louisiana Housing Finance Agency, acting as the governing authority of said Agency that:

SECTION 1. The requests for buildings to be treated as located in a DDA are hereby approved for the proposed low-income housing tax credit projects listed in Exhibit I in accordance with the terms, conditions and parameters contained in the DDA Memorandum and (i) the positive Feasibility & Viability Analysis, (ii) receipt and approval of market study following the submission of a full and complete application and market study and (iii) final Board approval.

**SECTION 2.** The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's General Counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

Allison A. Jones, Guy T. Williams, Michael L. Airhart,

Katie Anderson, Alice Washington obo John Kennedy,

Joseph M. Scontrino, III, Donald B. Vallee

NAYS:

Mayson H. Foster

ABSENT:

Adena R. Boris, Jerome Boykin, Sr., Neal P. Miller, Frank

H. Thaxton, III, Elsenia Young

And the resolution was declared adopted on this, the 10<sup>th</sup> day of August 2011.

Chairman

Secretary

#### STATE OF LOUISIANA

#### PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on August 10, 2011, entitled: "A resolution authorizing and approving the requests for buildings to be treated as located in a Difficult Development Area (DDA) contingent upon the Feasibility & Viability Analysis and review of the market study and final Board approval; authorizing the Agency's staff and counsel to prepare the forms of such documents and agreements as may be necessary to approve such requests; and providing for other matters in connection therewith."

**IN FAITH WHEREOF,** witness my official signature and the impress of the official seal of the Agency on this, the 10th day of August 2011.

Secretary

(SEAL)



#### Louisiana Housing Finance Agency 2415 Quail Drive, Baton Rouge, Louisiana 70808

#### **MEMORANDUM**

DATE:

June 21, 2011

TO:

**Development Community** 

FROM:

Louisiana Housing Finance Agency Tax Credit Staff

RE:

Requests for Buildings to be treated as located within a Difficult Development

Area

#### Buildings Treated as Located within a Difficult Development Area for Additional Credits

On June 8, 2011, the LHFA Board of Commissioners adopted the 2011/2012 Qualified Allocation Plan (2011/2012 QAP). As outlined in the 2011/2012 QAP, the Agency may consider buildings located outside of a Difficult Development Area (DDA) or Qualified Census Tract (QCT) on a case by case basis for treatment as being located in a DDA in order to increase the housing credits for such buildings to be financially feasible as part of a qualified low-income housing project. In order for such buildings to be considered as located in a DDA, a request for such treatment must be submitted to the Agency by **no later than close of business, Friday, July 1, 2011.** 

All requests for buildings to be treated as located in a DDA must include the following:

- (i) Information regarding project location and the need for additional low-income housing in the market area;
- (ii) Information with respect to the project's development budget characteristics that support DDA designation such as high construction and/or land costs or other construction costs that reduce operating expenses (i.e., Green Technologies):
- (iii) Information concerning unusual operating expenses such as low rents because of low Area Median Gross Income (AMGI) and/or unusually high utility expenses that may not support hard debt repayments for loans needed to complete the development of the qualified low-income housing project;
- (iv) Specific analysis as to (a) why a deferred developer fee is not available to generate the additional funds in the development budget and (b) why, but for the additional

credits generated by a building being treated as located in a DDA, the building and the project either would not be completed or would materially benefit from the additional equity; and

(v) Any additional information that supports the need for additional credits for the building being treated as located in a DDA should be included in the submittal request.

The aforementioned request with supporting information must be organized and formatted with tabs to address each referenced informational requirement and should be forwarded to the attention of Ms. Marjorianna Willman, Tax Credit Manager at <a href="mailto:mwillman@lhfa.state.la.us">mwillman@lhfa.state.la.us</a>. Only submittals received by the Agency by not later than the close of business, July 1, 2011, will be accepted for review and consideration at the August 10, 2011 Board of Commissioner meeting.

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Green Terrace 1000 Green Terrace Road Jenu, LA 71342	Starls Place Apartments Starks, LA 70661	Ardenwood Village 1957 North Ardenwood Drive Baton Rouge, LA 70806-1632	Evangelina Place Apartments 809 8th Street Lake Arthur, LA 70549-3334	Logansport Seniors Apartments 1015. Bogle Road Logansport, LA 71049-3002	Floral Acres II 733 Dandellon Drive Waggaman, LA 70094-2279	Floral Acres I 733 Dandellon Drive Waggaman, LA 70094-2279	Project Name / Location
LaSalle	Calcasieu	East Baton Rouge	Jeff Davis	DeSoto	Jefferson	Jefferson	Project Parish
32	18	93	32	32	31	à	Current Units
	9	٥	٥	٥	٥	0	New Units
fay Miller TRA-DOR Manusemont, INC.	Kerry Banks Bon Chasse Properties, Inc.	Richard Murray East Baton Rouge Housing Authority	Murray A. Calhoun Mac-Re, L.L.C	Murray A. Calhoun Mac-Re, LLC	Murray A. Calhoun Mac-Re, LLC	Murray A. Calhoun Mac-Re, LLC	Person Submitting / Company
\$ \$	S SELECTION S	\$ 2,755,942.00	\$ 20,36,00	\$ 357,000.00	\$ 251,619.00	\$ 434,915.00	Amount of GAP without 30% Basis Boost
7/1/2011	6/29/2011	6/27/2011	6/29/2011	6/23/2011	6/23/2011	6/23/2011	Date Receive
Constructed in the \$270's. Project is Financed by AD in Lischile Parish. Consists of \$2 writs.	Located in Stark, I.A. Is the only electrifyElabed community in a area with very light enough grounds. There are approximately 1,00 person until in the community, Sark's makes up 34.0%. The need for these until has been preventured in construction with a minimum power time its construction with a minimum power time. Its construction with a minimum power time its construction with a minimum power time.	Comprised of 93 are and two-story walk-up arts., spring 100% public housing firstly residents. Located in dimus tract 11,03, which is not a OCT.	Bult in 1985, consist of 32 units and has a \$1.25% occupancy rate. Vacandes have level up at the hands of the hands of the hands of distant, lake Arthur can ill-afford to loca Exangleine Blace as a source of Exangleine Bla	Bult in 1981, consist of 32 units and has a 100% occupancy rate. The high occupancy rate is due proof of the existing demand for illordable housing in the Logansport community	Bult in 1994, consist of 31 units and has a 97% occupancy rate. The high occupancy rate is due proof of the existing domand for effectable housing in the Waggaman community	Bulk in 1989, consist of 43 units and has a 95% occupancy rate. The high occupancy rate is due proof of the occupancy rate is due proof of the existing demand for affordable housing in the Waggaman community	() into reputing project location is.  One fleerhed need for additional low income housington In the market area
The existing debt conditto of a first mortgage with R0 and a second mortgage that was taken when we purchased the property. The second clinica a R0 mortgage and threefore the property support debt of 20 mortgage and threefore the property support debt of 20 mortgage, increasing our operating expresses, and not allowing for account of their services payment.	Anab cost algebry higher per line term due to existing features and manifering. efficiencies for existing structure, higher energy efficiencies for windows, have, and e- spipilances. Location requires up to faul the total subcontracting up and expenses. Increased insurance costs per unit due to Terri parish.	According to "National Construction Estimator 2011" construction costs in IA are 8% higher than the national average, Baton Rouge is 11% above the IA average.	Projects (inanced by an existing USDA-RD mortgage. Given Federal Regulations, the covered is unable to increase the first mortgage and a second is not feasible. Without the DDA basis boost the proposed rehabilitation is not feasible and viable.	Project is financed by an ediging USDA-BD mortgage. Given Federal Regulations, the contracts the first mortgage and according for the Sable Without the DDA basis boost the proposed rehabilitation is not feasible and viable.	Project is financed by an existing USDA-RD mortgage. Given Federal Regulation, the concert is unable attincease the first mortgage and a second le not feasible. Writhout the DDA basic foorest the proposed rehabilitation is not feasible and viable.	Project is financed by an existing USDA-RD mortgage. Given Federal Regulations, the owner is unable to increase the first mortgage and a second is not feasible. Without the DDA basis boost the proposed rehabilitation is not feasible and viable.	(II) into in respect to dev. budget that support DDA designation
The need for rehab of approximately \$1,83,000 is due to additional expenses in connection with construction such as travel repair and plumining. The current plumining was traited when the project was contructed. Because of the lane waster system the plumbing litera are in lated shape and in meed of a complete installation of new lines.	Project cannot support any additional hard debt due to the low income in area which in turn drives to lower rent. USDA file specifically works in areas that can not support traditional commercial bank loans.	Davis Bacon decision applies to all units, contractor estimates add 10% to ownil labor costs. Uniform relocation ast requires to relocate no femiliar, moving and utility transfer estimated a \$2,000,001. Sate bond commission costs if required on a PhA can add 4% to the TOC,	Rents are subject to USOARD approval based upon the project operating costs: Since the owner closes not have the unfettered right to adjust ronts, the cents are well below must as credit cents.	Rents are subject to USDA-RD appreval based upon the project operating dosts. Since the owner does not have the undertead eight to adjust rents, the rents are well below max, tax credit rents.	Rents are subject to USDA-RD approval based upon the project operating costs. Since the owner does not have the unfettered right to adjust cents, the cents are well below max, tax credit cents.	Rents are subject to USDA-RD approval based upon the project operating costs. Since the owner does not have the unfettered right to adjust cents, the cents are well below max, tax credit cents.	(III) Into concerning unusually high operating expenses
Provided Balance Sheet and also Profit and Los Statement. Without the 100% bash, the cedits would only generate approximately 51,200000 in equity, which is an insufficient amount to pay all needed costs, and would not generate a developer fee or enough funds for the reight.	Financial Analysis provided. Also, the new Outh Past further restricted the amount of developer fee allowable for an exquisition/lenbs, eliminating the exquisition base from the ectolation. There is a small return to the connect that is typically allowed, becaver, this is typically allowed, becaver, this is mount in emitted and we have projected a small deferred developer fee.	The developer is therwing a developer tes available for deierual of \$1,200,000. With the Basis boost there is a Gulf of \$44,000, The developer fee available covers this Gulf. The developer fee available covers this Gulf of \$1,200,900, The Basis boost there is a Gulf of \$2,000,900, The Basis Gulf of \$1,500,900, The Basis Gulf of \$1,500	Trianzal Awlysis provided. Also, 99%of the developer fee is deferred without the Db.A. dealgration	Financial Analysis provided. Also, without the boost the deferred developer fee exceeds the entire allowed 15% fee permitted under Subsidy layering guidelines.	Financial Analysis provided, Also, 87% of the developer fee is deferred without the DDA designation	Financial Analysis provided. Also, without the boost the deferred developer (se exceeds the entire allowed 25% (se permitted under Suit-bidy layering gudelines	(w) Specific analysis as to why the deferred deverloper fee is not available to generate additional funds and why, but for the hump-up the profess extensive would not be completed for would materially benefit from the additional materially benefit from the additional
Operation of the property right rows is table. However, Jong term it will need the risks to support the needs. The YTD recents of 2017 recents of 2017 recents of 2018. The YTD recents of 2018 per property, and this hardy bott enough to the property, and this hardy bott enough to the property and this hardy bott enough to recent for all the needs to over the next 20 years.	Rural area = higher travel costs and availability of size/general contractors. Increased operating costs due to smaller project, restricted eder by mailer project, restricted eden'ty/disabated higher insurance costs.	Nothing provided	Provided Financial and Compliance responsand also pret and income columbror.	Provided Financial and Compliance reports and also rent and income calculator.	Provided Financial and Compliance reports and also rent and income calculator.	Provided Financial and Compliance reports and also rent and receive calculator.	(v) Any additional into that supports the need for additional credits for the building being travel as located in a DDA
TDC Not Provided / 32 = Garnot Calculate	\$ 3,028,574 / 31 s \$97,695,94 per unit rehab	\$ 9,786,595 / 93 = \$ 99,855.86	\$ 2,657,367 / 32 = \$83,042,72 per unit rehab	\$ 2,711,000 / 32 = \$84,718.75 per unit rehab	\$ 2,674,296 / 31 = \$86,267,61 per unit rehab	\$ 3,041,258 / 43 = \$70,726.93 per unit rehab	TDC / unit before basis boost
TDC Not Provided / 32 = Cannot Calculate	\$3,038,574 / 31 = \$97,695,54 per unit rehab	\$ 9,746,035 / 93 = \$ 99,419.73	\$ 2,735,000 / 32 = \$85,468.75 per unit rehab	\$ 2,711,000 / 33 = \$84,718.75 per unit rehab	\$ 2,786,677 / 31 = \$89,892.81 per unit rehab	\$ 3,121,258 / 43 = \$72,587.40 per unit rehab	TDC / unit after basis bookt
							Comments

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Volde Apartments U.S. Highway IS Volde, LA 7277	The Villages at Eagle Points V 713 McDonald Avenue Ruston, LA 71271	Edgewood Square Apartments 213 McCornold Awarus Buston, LA 71270	Katherina Square Apartments 250 N. Julii Street Port Allen, JA. 701877	Cti Place Subdivision 6390 W. Main Street Hourns, LA 70360	Project Name / Location
Concordia	Bossier	Uncoln	West Baton Rouge	Terrebonne	Project Parish
•	-	8	8	0	Current Units
56	8	٥	٥	80	New Units
Kelly Languagel Costs / Rose	Willem McDonald Housing Authority of the City 5 of Bossier	Michael A. Bogeler Herman B. Statle Properties, 19C	Michael A Inderer Herman & Stitle Properties, INC.	Muray L Childers Tigerland Development, LLC	Person Submitting / Company
\$ 1,000,000.00	\$ 00.869'U6'T	\$ \$4,00.50	\$ \$42,552.30	\$ 1,361,032.00 @ 0.80 \$ 860,163.00 @ 0.85	Amount of GAD without 30% Basis Boost
7/7/2011	7/6/2011	7/5/2011	7/5/2011	7/4/2011	Date Received
Will be a 56-unit multilarmity adventument to Valida, IA. There is a development in resid for all offside housing as adventument in resid for all offside housing as adventument for the provided makes the standard for the provided for the project and standard for the provided for the provi	The Honoing Authority of Bossier began a phase of Rebis of the development in 2022. I phase have been complete and on its currently under contraction, Teautit served are at or below 2024. Ally with many Sec. 3 wouthers. The site is located in consus tract 105.	Project Communication the line 1970's. Learned in reference sear 2000 who in the trip of Bussics. The registers currently financial with a 2015 derection and one financial with a 2015 derection and one financial with a 2015 derection and financial communication financial communicat	Project constructed in the like 1970's. Located in census part 201 in Part Alen, The project in currently financed with a 80 32 derect some affection of the Located in census part 201 in Part Located in Control of the Control Located in Control Located Lo	Provided site location information and also a map of the location. There is a need for affordable housing in Terreborne substantiated by the state wide housing media seasorment, the terreborne Annual Action plan to HUD.	() into expedity project teacher %. () into expedity project teacher %. (i) the market even (ii) the market even
The current economic growth in the area the lines of construction cost. An example is the lard was purchased a year ago at a price of \$55,000 (see s.	Must show efforts to HUD to him and train PHA residents through Section 3, in both construction & non-construction (eds. opportunities.	Given the rural characteristics of fluston, there will be reduced local likely force string which is desired as the reduced local likely force string the reduced local likely flusted local completed by such as team. I see that the reduced local likely flusted likely flusted likely flusted local likely flusted like	Our to the property Law and condition, the sound of colories and condition, the sound of colories and condition that the property of colories and co	land costs are quite high in Houma because of a lot of growth and development. Our cost is 550,000 which is 53,125.00 per unit, Provided Vasant Land Sales Contract.	(ii) into in respect to dev. budget that support DDA designation
Being a rural project the income does not support substantial debt, service. Also, activated market rents are 200,000 for a 25 deci. The decided market are 200,000 for a 25 deci. The decided market rent lends to be considered market rent elimits to be considered market rent elimits to be considered and the rent rent to rent lends the lends to be considered and decit. This results in on all fordable browing being constructed in the area.	Davis Bacon decision applies to all units, contractor estimates and 8% to ownell abor costs. Uniform relocation att regulærs to relocate attenders to relocate families, moving and unity transfer estimated at \$1200/unit.	Ore low AAAI for Income parish and in jurn the rent as few. However, operating expenses remain comparable to properties because in what as associated in what areas with higher AAAII.	Eventhough the project is included in the Batton Rouge MSA, the Gry of Polity Batton in way much for all the Batton Rouge MSA (the Gry of Polity Batton in way much for all thancesis; Clean the AMGI for Para Maria SSS (2014). Thoseworth in contain treat 2014 the AMGI is SS1,253.  **Spalled to it only for the Parath is SS1,253 in 2010 commun.	Have rents as high as economically feasible to support as much hard it debt as possible. Provided Sources and Uses and Rental Income.	(III) into concerning unusually high operating expenses
A projected, the additional credits permaned by the bump-up create \$1,319,002 in additional credit and the permaned by the bump-up create \$1,319,002 in additional squity 65.7. The Max Developer fire is \$2,323,644, Maximing the 300 Kump life and period credit for a \$2,323,644, Maximing the 300 Kump life in \$2,323,644, Maximing the 300 Kump life in \$2,323,644, Maximing the 300 Kump life in \$2,324, Maximing the \$2,324, Maximing	The developer is showing a developer fee available for defental of \$450,000. With the Basis boost there is a GAP of \$100,203. The developer fee available covers this GAP, Without the Basis boost there is a GAP of \$100,000. Even the GAP, Without the Basis boost there is a GAP of \$10,000. Even GAP of \$1,400,098.	Financial Analysis provided. With the DVM boast the project is feasible with a DCD therework 12% pd. 12. With post the Spoot there is a horizinf of StanDigot the deferred developer less that paid but call of specific	Financial Analysis provided. With the JORK boast her popeer is easible with a DCG between J-Qiu 1-Ji, With post the boast there is a higher file of \$24,52.50 the deferred developing fire in not paid to the call protection by seal JC. The JCCG and the poper is a developing file of the population of the JCCG and the population of the JCCG and the population of the JCCG and JCCG an	Provided a proposed Pro-Forms. Provided a proposed Pro-Forms. Devering approximately 30% of the developer fee and the KOL, will not allow the roppyressive of a begin developed fee or additional hard debt.	(h) Specific analysis as to why the deferred deverloper fee is not available to generate additional funds and why, but of the bamp-ju the project either would not be completed or would materially benefit from the additional materially benefit from the additional
Because of the provision is it supported by the provision is in the provision in its the provision is also development. The project six bring considered for development. The project will provide dispersably needed because in a standard proprieting a rurel of the provision of the provision of the provision in the provision in the provision is the provision in the provision in the provision in the provision in a real life Vididia.	Nothing provided	International and of the request, and heavy important one, is this traduction retreatment one of preservation. For the remediting is further assessment, the current owns had the property (as well. If the the property of the second of the open manual trade of the property of the would stand to line an important component of it's housing stock.	last consideration for this request, and a way important one, is this transaction represents one of preservation. First to seesching a Perfect appearance, in First to seesching a Perfect appearance of a service of the property of a service of the property of a service of the property of the service of the property of	Without the Boost It leave the project with a large gap and indeasible. The Sources show equity of \$9.375,000 with the credit boost at \$7.75 Without the boost and credit paging to the cabe, in \$1.300,000 and in \$1.500,000 and in	(v) Any additional into that supports the need for additional credits for the building being treated as located in a DDA.
TDC Not Provided   56 = Cennot Calculate	\$ 7,047,870 / 60 = \$ 117,464.50 per unitrehab	\$ 6,659,841.60 / 60 = \$110,997.36 per unit rebub	\$ 6,787/80.00 / 60 n \$113,129.33 per unit rebals	\$11,057,613.50 / 80 = \$150,720.17 per unit	TDC / unit before basis boost
TDC has Provided   56 = Carnot Calculate	\$ 6,981,252 / 60 = \$ 116,354,20 per unit rehab	\$ 7,550,965,50 / 60 = \$125,949.43 per unit mhab	\$ 7,636,613,20 / 60 = \$127,276.88 per unit mhab	\$12,657,613.50 / 80 = \$150,720.17 per unit	TDC / unit after basis boost
		Requested and received boost in 2010 Round	Requested and received boost in 2000 Round		Comments

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	16	æ	ä		Count
Protein Essen Sadubidio Optiones, LA 70270	Oaland Essates Subdivision Beastura, IA 70227	Twin Lakes Subdivision None Street Leuwish, J.A. 72466	The Lodge of Artesis Way 4155 Postuburosin Drive Sidesi, LA 70458	The Buildenses of Pflette Trace 2903 W. Fminosi Rusd Jalayette, J.A. 705.00	Project Name / Location
St. landry 38	Washington	Vernan	St. Tammany	Lafayette	Project Parish
٥	9	٥	٥	à	Current Units
*	r.	42	\$	60	New Codes
LLa Kontamp Cozzione Bavelopment	Usa Korisamp Capatona Devalopmenti Group	Cong Eurhstin Jun (Artistina) Frictioning	Winton E, Yelby KWT Properdiay, U.C.	Winton E, Yerby KWT Properties, LLC	Person Submitting / Company
ovinsities s	O'101755	00390716/1	\$ 679,775.00	664,994.00	Amount of CAP without 20%
7/6/2011	7/8/2011	17/7021	7/7/2011	7/7/2011	Date Received a
The development is located in ceresia terre 1817 which in Oppinson. St. Landy has not for the ordered a DN. Homes of the ordered a DN. Homes of the located and the landy is the landy has not for located assumers. 2010, such paties as not developed and the reference 2010 who paties as no developed and the reference and liferables housing reach, and, UDA. Differables housing in St. Landy partish, and office has recognized the need for efforcished housing in St. Landy partish,	The development is located in contain treet 2007 which it is in logation. Sopalise in Control in control control (sopalise in Control in control in the well- ment assessment (2004, used in the well- reds assessment (2004, used in the in- ter-deverse and three long layer is well- er deverse and three long layer is well- redge and afforchish in-control develop- tion. USDA-NO office has recognized the reset for afforchish in-cosing in	The proposal development will be a 42 in the fill of t	Project location provided, the project will be consist of the licely level multiland what targeted to the ideal multiland yets targeted to the idealy. Provided makes fast augment that exhibit a control part of the control part of the conformation of the control part of the part of the results and the area in the part of the part	Project leasters provided, the project wall be coasts of Ga offereidals under the medical provided transport to be committed by the transport to be committed by the transport to the committed by a find challed and committed by the committed by	(i) into regarding project location & need for additional low income homing in the market area.
Given the rural characteristics of Opphoses, been after the endered lead share for the way with the read of the re	Gave the sould described by deputies, there will be reduced tool player from their reduced tool player from which is done marking in higher these cooks. Will be a might entitly the cooks will be a might entitly the cook of the cooks will be a might entitly the cooks of the cooks will be a might entitly the cooks of	Although contractation costs from gond down norms, the costs of many maturals. Termin mary lyally as don't do cost of costs from a cost of downdowns a study of large stands of my laboration of the project will also be built in accordance with the cost of Corean and dang.	Land prices set very high on the Northboles and along his Li 2 continguish. Cost and high his Li 2 continguish. Cost are higher class to higher class to presume market prices and subsequently and as a noted income development this forward by his Li 1 cost of the cost of	Land prices are were high in this area of Land prices, approximately \$0,000 (Series as would be neglected in a curre with 1,20%. And it. Also the Generalizes with include area of efficiency and office the ballity enhancements that will drive up development contri.	(II) into in respect to dev. budget that support DDA designation
The law AAAI results in low maximum tax credit result. Hererthicks, operating expenses remain comparable to properties located in more whan seast. While the developer enticipies allow taxings in non operating expenses resulting (from the Geoma hulding criticals, the NO) will not be able to appoint a fermanest seasing in non fore office operations of the non-partial properties.	The low AMGI results in low maximum sax credit rests. Nevertheless, operating express remain comparable to proportion learned in more other next. Miske the developer entipletate sight towards in one operating some sealing from the doesn't building criticals, the NOL will not be able to support a fermanest selector can in an authority in one operation to the selection of the comments of the selection supports a fermanest selector can amount to fill the gip.	Located in street is sent to the property of t	incurance cobs are high substitutionally related than to other forester, Approximately 525,000 stready. The reported delayers to be previously recording to the page of a permission transplant of the page of the	Insurance cost or high industrial ahy higher than in other location. Approximately 50,000, annually. The sealing the providing resement solution to use of premium companies.	[II] leds concerning onjustably high operating expenses
Financial Analysis provided. With the DOR board the project if leading with a DOR board the project in College DOR board the sear 1.52 and 1.10. With our the board there is a shortful of 55x73.52, the deferred developer five is not paid to between 1.52 to 1.20. Therefore, the exquard financial of the property is not feedble without the boost.	Fibracial Available provided, With the 30% boost the project is feasible with a 30% boost the project in feasible with the boost three is a beat feel of \$50,000 to the determined developer fee a boot paid out made developer feel feel feel feel feel feel feel fe	A propertied to delicitude credits appreciately to delicitude credits appreciately for the principal credit appreciately for the principal credit appreciate properties of the principal credit appreciate properties of the principal credit credit appreciate product The 11 (100% of the Exemplant credit credit appreciate product credit in marcher to accept the appreciate would credit the productions above as deferred devidend for productions above as deferred devidend for productions above as deferred devidend for the production and the production appreciation and the production and the production appreciation and the production and the production appreciation and the produ	The Disferred Davies device groups to cover the GUP. Even with the JUP Even by an and prospecting an equilip price of \$3.1 the project cell and lawning devices of \$3.1 the project cell and lawning devices the groups of \$4.0 the project cell and the project cell and the groups of \$4.0 the groups of	The platform of Dev first it and exough to consider by Colon and the JSC Shows the State of the JSC Shows are subjected as a result projection and application are subjected as a result projection and the subjected as a result projection and the subjected as a result project of the JSC Shows are a result as a result of the JSC Shows are a result as a result of the JSC Shows are a result as a result a	(b) Specific enalysis as to why the deferred developer fee is not available for generate additional funds and why for generate additional funds and why for generate additional funds appeled others would not be completed as would materially benefit from the additional sequity.
Culma local support for the project. however nothing is provided.	Please consider the Major's attached request slarge from these work with him to provide macrolless to saferat pood, decent, all ordade housing in Bopphase.	Counted in a speak demand to be a "Happing Community", further admitted by a second counterful to the second counterful t	The project development team has extensive esseriment developing represented LIFE properties and bas successful LIFE properties and bas successful produced these projects in the jet termity remoths, resulting in lower \$00,000,000 in equity.	The project development parimits, assensive oper-large developing successive utility preparate and has successive full typeparate and has successive projects to the skill bevery popular, requiring in mere \$10,000,000 in early.	(r) Any additional links that supports the ward (by additional crafts for the building from greated as located in a DDA.
\$ 6515,748.00 / 34 = \$191,639 / 65 per unit	S 6,192,588.00/23 # \$193,538.38 per unit	TIDC Not Provided / 42 a Cernos Calculate	\$ 8,936,475 / 60 = \$ 148,941,75 per unit	\$ 9,440,700 / 60 × \$ 157,245,00 per unit	TDC/ with before basis boost
\$191,639.65 per unit	\$ 6,193,588.00/32 m	TOC Nos Posided / 42 = Carnes Calculas	\$ 9,939,775 / 60 = \$ 149,990,25 per unit	\$ 9,436,400 / 60 = \$ 1,57,273,33 per unit	TOC/ unit after basis being
** Developer also submitted letter of support from Mayor of Opeliusas on 7-25-11.					Community

H.	8	55	ä	Count
Augusta Tree Apartments 1135 N. Harmal's Eury Road 1145 N. Harmal's Eury Road 1140 Roage, LA 70316	Othe Gross Apartments 7500 Block of Line Armine Shreeport, LA 71106	The Seathern Hotel 1438 East Boston Street Contigent, IA 7943	The Bioefficient Left. 1770 Techniphiculai Street New Olderin, LA 70150	Project Name / Location
East Baton Rouge	Caddo	St. Tarrinany	Orleans	Project Parish
246	•	٥	٥	Current Units
•/	8	37	25	New Units
Neal Drobenave NHP Foundation	Under Saler Ohe Burgh Mestre, INC.	Dians Holly Volunteers of America	Diane Holly Volunteers of America	Person Submitting / Company
s s s s s s s s s s s s s s s s s s s	overtwi s	\$ 84,955.00	\$ 1,672,002.00	Amount of dup without 30% Da
7/8/2011	7/8/7011	7/8/2011	7/8/2011	Data Bacched n
Currently an affordable apartment community in the Black Rouge market. Corted in Feet Black Rouge market. Corted in Feet Black Rouge market per partial of Service Area (Service Area	Proposed disensipment will be a 20 unit defer) sustmitted complex in Serviner. This risk belanced in a behalfed six of Sirvepout two blook forth 2000. Due to the demographics of the engilisection, there is a large demand for journing for the salest within LHT ranges. The salest within LHT ranges. The salest within LHT ranges. The salest within LHT ranges. The salest positions in the other properties of positions. Head objecting of the case in in the back present of the last the salest part of the salest partition and salest salest positions.	Convention of a historic hotel into 37 cells set if findable houses at in cells and in a historic hotel into 37 cells set in a project 1 section condition to all the two mobiles set if the set in a findable set in the set in a s	Comvention of a long secont historic commercial holding more 50 units of allowed able housing at 1700 of 150 units of 150	() into counting project location is meed for edifficial four income bouning in the market sees
Reviet by the community are at or below 600 Aut. The origin of below are at a section 600 Aut. The origin of below are at a sectionable and fell promoting to a formation of the area approximate the at a formation of the area approximate filter than the origin of the area approximate filter than the origin of the area approximate for the area of the filter and the section of maintenance count to the project.	Although construction coats have give down some, he can di jerney necles is remain very high as feed the cast of developing as angle femily action ("The project will also be fault in proceedings with the project will be feed the proceedings with the project will be fault in proceedings with the project of the project will be fault figs."	As a himore building, the remeation costs we higher a reveal of himore to retain the himore characteristics. Another costs in the himore characteristics, benefit costs of the building is located in a foundation, that foundation is foundation and foundation and the production of the foundation of the production of the foundation of the	Convention of a long wearsh hatcoit commercial building pro-56 units of identification hading. As a National building the Science of the intercention can be as the building the reservation can be as the building of the intercention can be set in the content can be desired. Another cent it be already of a fail process that are an according to the content can be desired. Another cent is the already of the content can be also as a set of the content can be desired.	set) to the state of the set of t
The average rest for this property is at the SOCA-All loved and the west came to be true and a set of the west substance and the true and septimized. It have been another as one of the area on a short as one of the area of the average of the property of the property of the substance of the property of	Land costs are \$00,000 kers, the fand costs are \$00,000 kers, the fand costs in the surrounding DOA are even higher. Landsomers are source of the basic board worldship projects in a DOA and are raising prices. In addition to the lower team the coperating cost for a rulpide family on between \$4,000 to \$4,000 kers, and the hard debt.	The building protected to have a higher control for controling express in sexua of typical malis in the properties of Controling Sexual that drive so potential of Sexual that drive so potential Controling and the sexual for the horse (sexual sexual and to hinder), a first controling, and higher result cost to entire bittles tandard. The shoped is related to a sexual professional controling a privided sexual to leader thin professional controls.	The building is projected to have a higher annual par unit operation; higher annual par unit operation; experience is season of hypocal modification. Feature take done is possible of them. Feature take done is benefit feature such as the burst of feature such as the burst of feature such as the burst of feature such as the burst repair cost to ensure shorter standards. The project is relevably manual and certain feed costs are spread across to fewer units.	(III) info concerning unusually high operating expenses.
Francial doubts provided. The decipies (e.e.) is relable to provide authorized to the control of such control of the control of part and control of the provided fauths. Doubt of the control of fauths. Doubt of the control of control of the control of the control of the control of project will no longer to feedba.	As projected, the additional credits generated by the bump-up create \$1.4.0.1.09 in addition of any \$5.0.0. This over 1250 of our total developer. Feel illustrated, Total 1500 of the Developer than its defended, Total 1500 of the Developer than indirect, Total 1500 of the Developer than indirect, of the Consultant would not be invanishly feasible without the boat. Assuming the 150% haven piles appraisant above a deferred day fee of 170%.	Interest Analysis provided, The project cannot go forward enters of the project for the projec	Financial Amelicia product. The project for metal public and product and product of the project for funds; Wild promotivement of forms; project forms of the project forms from authorized and project forms from the project for forms of the project forms from the project from	(b) Specify markets as to what the deferred developer tech is not available to generate additional funds and what for the isome pay the product that would not be completed in waiting martirally bandful from the additional negative.
Nothing provided	Now that \$42 specifically allows the bump-up this project has the adding to become a reality to easist the region in their effects for economic stimulus.	There is strong demand for alloyable founding. The proposed concept build in committee for the first proposed of the first in the first proposed of the first in the first proposed of the first propo	RNOC's commissioned positive response from sensors and sifellius because from sensors and sifellius because from sensors and sifellius because the sensors constructed deleteration. Terraces on littles and ENAM Countred Servicines of self-side froid servicines and ENAM Countred Servicines the self-side positive profession and the sensors that the constructed that a positive sensors in the sensors and the self-side self-side sensors and the self-side sensors and the self-side self-side sensors and the self-side self-side sensors and the self-side sensors and the self-side	(v) Any additional links that supports the need by additional cords for the brilling fainty treated as located in a DDA.
\$ 17,223,431,001 / 246 s \$70,033 55 per unit rehab	TDC Not Provided / 50 = Cannot Calculate	\$ 9,650,560,500 (37 = \$250,760,73) per und	\$12746,134.00/56 s \$227,603.54 par with	TDC / unit herices base knows
\$ 17,233,431.00 / 286 = \$70.013 55 per unit rehab	TIC: Not Provided   50 a Carnot Calcular	\$ 9,600,000.00 / 17 + \$150,700.12 per uni	100 had \$5.00/1018 and had \$5.00/1018	TDC / Just virtus busis books
				Comment

×	Z	2	z	Count
Evangeline Plaza Apartments, Phase I 3000 Evangeline Street Monroe, IA 71201	Pilgrim Rest Community Port Sulphur, LA 70083	Westwood Crossing, Phases I & II Lapaico Blvd. & Westwood Dr. Marrero, LA 70072	Greenwell Place 8573 Greenwell Springs Batton Rouge, LA 70814	Project Name / Location
Ouachita	Plaquemine	Jefferson	East Baton Rouge	Project Parish
Did not address	Did not address	Did not address	Did not address	Current New Units
Robert Whittington The Resource Foundation, INC.	Dru Childre State Street Housing Advisors, LP	Tim Smith Hoke Development Services, LLC	Tim Smith Hole Development Services, S	s Person Submitting / Company
\$ 1,974,956.00	Did not address	Phase  = \$1,434,127.00 Phase    = \$1,434,127.00	\$ 1,283,277.00	Amount of GAP without 30% Basis Boost
7/8/2011	7/6/2011	7/8/2011	7/8/2011	Date Received
Provided the location information and also a map of the location. There is a need for a frontable housing stated in the psycided market tucky.	Leconed in Bort Sulphur the project will be scattered site. Due to the warfarrer many homeownest but their homes and the month housing scatch homes and the month housing scatch.	The Agency's own Housing Meeds Assessment posted on its website documents the need for affordable housing in the New Orleans market.	The Agency's com Housing Needs Assessment posted on Its website documents the need for affordable bousing in the Baton Rouge market.	(i) into reputing project location is.  Date Received need for additional foor income bouning in the market area.
The physical condition of this project is currently poor and a very authential reliab in needed. Green the current recordion of the the units, the contraction budge is very large. In addition, physical repair to the buddings and units, much work is needed to the differ and the remainder of the alte. Current plans call for some free components in order to steep free components in order to steep the components or steep the components or components o	Development of Infectibility authors for Requestion for the Property of the Pr	Construction requirements while the CLAP in both the threshold & selection original increases the observations or the additional requestion or original trainscending the additional requestion or original.	Construction requirements within the QAP in both the threshold & election criteria increase the development cost to a level that necessitates the additional requested credits.	(II) into in respect to dev. budget that support DDA designation
The entits are well below market, 5 422 for 1 bed, 5499, for 2 bed, and 5595 for 8 bed. Resident: and 5595 for 8 bed. Resident: simply cannot all out the entit levels metastary to support the additional permanent debt. Therefore, the resulting development/controctions pap has to be filled by the additional pap has to be filled by the additional open and the filled by the additional specific to be filled by the additional open and the filled by the fi	Nobing provided	The AMGI of the parkh will not allow for a high enough NOI to support delt proceeds to overcome the lack of the 130% boost. Additionally, the project will target increased unter dischaling which will place even more stress on debt enough.	The AAGI of the parish will feet allow for a high mough NO to support debt proceeds to overcome the lack of the 130% boost.  Additionally, the project will target increased unite affordability which will place even more stress on debt servicing.	(III) Info concerning unusually high operating expenses
without such a 130% bump-up in basis for this project and its buddings, this project is not because the project for the projec	-timbing provided	Inch phase are a developer fee will not be a subject to deferred 5554,500. The Deferred developer fee will not be will not be a subject to will fee be also been there as a 500 of subject to subject	The Deterried developer (see will not be sufficient to cover the funding paps the development budget becomes intestable without the 10% bump-up.	(N) Specific analysis as to why the deferred developer fee is not available to generate additional finds and why, but for the luming up the project extensive would not be completed or would materially benefit from the additional materially benefit from the additional
The developer is showing a developer fee available for deferral of \$1,260,000. With the Basis boost there is a Cub of 200,002. The developer fee available covers this count there is a Cub of 200,002. The developer fee available covers this cub of 200,002. The developer fee available covers this cub of 200,000. The cub of 200,000.	Provided Nation of support from Billy Numerouse and a statutory medility.	Both phajes are a developer fee available for referred of 574,500. With the Basis boost there is a GAP of 524,000, The developer fee available covers this GAP. Without the Basis boost there is a GAP of 51,441,277. Even if everything is deferred there is	The developer is showing a developer fee available for deferral of \$1,288,145. With the Bauk Boost there is a GAP of \$222,397, The developer fee available ofcomes this GAP, Without the Bauk Boost there is a GAP of \$1,223,277 (Sevon if severything); such of \$1,223,277 (Sevon if sevon if severything); such of \$1,223,277 (Sevon if sevon i	(v) Any additional into that supports the need for additional credit for the building living treated as located in a DDA.
\$11,448,18] / Number of units \$11,448,18] / Number of units not provided a carnot Calculate Carnot Calculate	TDC Not Provided / Number of units not provided = Cennot Calculate	\$7,184,100 / Number of units not provided = Cannot Calculate	\$ 10,624,020 / Number of units \$ 10,631,627 / Number of units one provided a major provided a major provided a Camoric Calculates Camoric Calculates	TDC / unit before bash boost
	TDC Not Provided / Number of units not provided = Carnot Calculate	\$ 7,192,712 / Number of units not provided = Cannot Calculate	\$ 10,631,627 / Number of units not provided a Cannot Calculate	TDC / unit after basis books
A similar request was made last year for the same property to be treated as being (located in a DDA or QCT in order to make the project? In what state, the project is the project of the project in the pro	no amount of GAP provided.			Comments



	2	8
ä	Z6 Pha	Court
Acada (ling Madar Suc. Acada, I.	Evangeline Pizza Apartments, Phase II 3000 Phase II 4000 Monroe, LA 71201	Project Name / Location
Bienville	Ouachita	Project Parish
o	Did not address	Correct
N		New Gnits
Evo Turre Acada Villago Parmership, 5 U.C	Robert Whittington The Resource Foundation, INC.	Person submitting ( Company
\$ 1,119,791.00	\$ 1,974,956.00	Amount of QLP without 30% Rate Boots
7/8/2011	7/8/2011	Data Received
The project will be a 28 unit single further yearbornion located in Arcabia, which is long the p-10 coorder between fluores and 20 coorder between fluores and 20 coordinates in a sea of the Consulage, as an excellent and present a found in the Arbornion Coordinates of the coordi	Provided site location information and alone a map of the location. There is a need for affordable housing stated in the provided market study.	(i) informating project texture is. That backed used for additional law income bounds (ii) the market area.
Although construction coats have garest down coats; because of many markets coats in which the coats of many markets coats in which has been to coat of project will also be a subject to coats of the c	The physical condition of this project is controlly poor and a very substantial reads in \$429 to 1 bas, \$439, \$61 at \$6, \$62, \$62, \$62, \$62, \$62, \$62, \$62,	(II) into in respect to dev. budget that support DDA designation
Located in a very rarel town. Due to the project years being the project years are to be utilities. And the project years have utilities and the project years are the project years and the project years of the States Their present no a forestable heaving a beauty and the surface of the project years of the project years and the project years are project years and the project years and the project years are project years and the project years and the project years are project years.	The rests are well below multing. 5429 for 1 bed, 5459, for 2 bed, and 5525 for 3 bed, fleedening simply cannot lifted the rest keep it for the section of t	(ii) into concerning superiors (iii)
As projected, the stational speaks  \$1,11771 in additional spainty \$27.5  \$1,1071 of \$1,075	Without such a 1,00% bump-up in basis (e) foil project and its buildings, the project of design and project and its publicage, the project of development project of the development (a project of the development (benefits of the project of development) benefits on project is a development of development of the project of	(b) Specific analysis as to only the deferred developer fee is not available to generate excitational trade analysis, but to generate excitational trade analysis, but to the tump-up the project exhibition of the completely or would materially humaniti from the editional equity.
This development was previously accorded both LTC card FOME (book) and DOM. At the stime the except parting that DOM. At the stime the except parting was \$2.55.10. per ceretic color.  Though the parting the deal environment describes the product of the card the parting that the parting the parting that the part	The developer's choosing a developer for a swallable for deferral of \$1,265,000 With the \$6.00 July 11,100 to the ears a 50 of \$1,000 July 11,100 to the object for a swalled colonie; the \$10,000 July 11,000 July 11,00	(v) Ave selettion it his that supports the saw of the additional credits for the building being treated as focased in a DOA.
TDE Not Provided / 28 = Cennot Calculate	\$ 11.443,14) Number of units \$ 11.448,143 / Number of units not provided a not provided a not provided a Garnot Calculate	TDC / unit buffers basis boost
TIC Not Provided / 38 a Corrost Calculate	200400-00000-0000-0000	TDC / units after basis balan
***ODA regues was submitted after the 430 p.m. deadline.	A hinder request was made last read feet by some property to be treated with anne property to be treated with anne property to be treated in a DDA or CET (in order to make the property in shall be found of Commissioners subsequently could to approve the request.	Community

Withdra	Withdra wn	26	N Gi	Count
Myrile Place Apartments 1718 Boulevard de Province Baron Rouge, LA 70816	Wateride Apartments 1421-A Luke Colst Of Bason Rouge, LY 700403	Original request was for a 10 mile to the control of the development will be located to the development will be located to the control of the	Boid House Apartments*** Dollicons Street Basiros, LA 71220	Project Name / Location
East Baton Rouge	East Saton Rouge	Acadis	Morehouse	Project Parish
76	9	Did not wideress	Did not address	Current New Units
H. Elizabath Young Artisan/American Corp.	H. Elizabeth Young Artisan/American Corp	Vernon Martin Martin & Associates	Lou E. Meliman Bond House Living, L.P.	Person Submitting / Company
Did not address	Did not siddress	Direction	DM not address	Amount of GAP without 30% field Boost
7/8/2011	7/8/2011	7/4/2011	7/15/2011	Date Received
The Agency's own Housing Needs Assessment posted on its website documents the need for alfordable housing in the Baton Rouge market.	The Apmry's own Housing Needs Assessment posted on its website documents the need for a flordable housing in the Baston Rouge markets	Large number of Housing units were damaged by the March 4, 2011. Tornado, Duron, Na. Instead doing the 120 control of the 120 control or where there have been several developments (under though the information where there have been several developments (under though the information wine sherp glaced in an expectage flower than the proper to be accessful development wine sherp glaced in a several flower than the	Currently a Section B - Mark to Market - rental project servicing the skienty and the standarpsed of what constrains which is estandarpsed and what constrains which without award of lax credits including the boost. The city of lastrony is a real are serviced to the complete of the service of the complete of the standards which does its place and the complete of the standards which will be standards with the place of the charge of the standards which will be considered in a Stadiosco. Currently because in a shadow and storewall Community.	() lefe regarding project location it. Date Received need to editional low income bouiling in the market even
Contraction requirements within the OAP in both the threshold & selection oritors increase the development cost as level that mecessitates the additional requested production of the contraction of the cost of t	Contraction requirements within the QAP in both the threshold & election oritims increase the development cost to a freel that magnitudes the additional requestion or cardits.	Due to the increase in Constitution costs in Assuming the project on the built recent years and the delevate in the earlier and add and to an investigation for rects are price paid for the area for processor and the entire and developments are not feel to the property which and the form in the basic affected by the DOA could not be done without the basic bond.	includes upgrades to all major systems.  Qualify as a Green Communities project which will reduce its long term energy consumption. Exercise and function work to on Include, greater insulation, rood and living spaces to conform with current living spaces to conform with current	(ii) into in respect to day, budget that support DDA designation
The AMGI of the parish will not allow for a high enough NOI to support debt proceeds to overcome the List of the 310% boost. Additionally, the project will target increased unit affordability which will place even more stress on debt servicing.	The AMGI of the parish will not allow for a high enough NOI to support debt proceeds to overcome to extend the last of the 200% boost. Additionally, the project will target increased unit affordability which will place even more sitess on debt servicing.	Assuming the project on he built and add to an investable the rest as add add to an investable the rest as add add to a project on the support which could not be done without the basis boost.	All utilities are paid by the owner, due to rising utility aspenses, there is no rising utility aspenses, and the rising utility aspenses, and the rising the rising of them to building more energy delicent to pure aspect of them of the owner, and the owner, and the rising of the rising utilities of the rising the rising utilities of the rising the owner, and of defended numbers and of defended numbers and of the rising utilities of the rising the owner, and the rising utilities of the rising utilities of the rising utilities of the resident of the rising utilities.	(III) info concerning unusually high operating expenses
No financial Analysis provided showing pap. The Deferred developer fee will not be sufficient to cover the funding pap; the development beloes becomes infeatible without the 130% bomp-up.	No financial Analysis provided showing psp. The Deferred developer fee will not be autificant to cover the funding psp; the development before becomes infeasible without the 10% bump-up.	Deferring developer has have been a very useful too in the development of low-incoment of low-incoment of low-incoment of low-income bount; a secretal production at endocument, because in reliably in the second districts of the reliable of the first between which can have been a suitable of the first between the took the reliable of the first between the took of the first between the took of the reliable of the first between the dark of the first between the production of the first between the production of the first between	No Theoretic Analysis provided showing the The paps intermentable by a textual part of them to the paper of the relations of them to the paper of the textual paper of them to the textual paper of the textual paper of the analysis of the textual paper of power one or citically revended on the throughout the same of the throughout the same of the paper of the textual paper of the paper of the textual paper of the textual paper of the throughout the textual paper of the throughout the textual paper of the throughout the throughout through throughout the throughout the throughout through throughout throughout through through throughout through	(M) Specific analysis as to why the deferred developer fee is not available to generate additional funds and why, but (for the bump-up the public extert would not be completed on would materially benefit from the additional materially angleting the second of the complete on the complet
Nothing provided	Nothing provided	The demand for all brobble bousing selected by the part of the are part of the	The city of flastrop has an agifty propulation, that is in resert of quality housing designed or performance or the advance, Cartia data supports on the advance of t	(v) Any additional into that supports the need for additional credits for the building being treated as located in a DDA
TDC Not Provided / 76 = Carnot Calculate	TDC Not Provided / 52 = Cannot Calculate	TDC Not Provided / Number of units not provided = Chronot Calculate	VTDC Not Provided / Number of TDC Not Provided / Number of units not provided a units not provided a carnot Calculate Carnot Calculate	TDC / unit before basis boost
TDC Not Provided / 76 = Cannot Calculate	TDC Not Provided / 52 = Cannot Calculate	TDC lost Provided / Number of units not provided a commot Calculate		TDC / unit after basis boost
Developer requested to Withdraw from consideration on 08-02-2011	Developer requested to Withdraw from consideration on 08-02-2011	Did not extension or provided	***ODA request was submitted on 07.15-2011 by email.	Comments

Withdra	Withdra	Withdra	Withdra	Withdra	Count
Mangham Apartments 200 South Street Mangham, LA 71259	Kathy Apartments. 200 Fathy Messions Lane Crowley/LA 70227	Pleay Acres Apartments 201 Sondier Line Proveille, LA 71360	Bant Yee Manor Apartments 12779 Pinds Road Baker, LA 70714	Cabana Gardens Apartments 6875 Harry Drive Baton Rouge, JA 70805	Project Name / Location
Did not address	Acadia	Rapides	East Baton Rouge	East Baton Rouge	Project Parish
Did not address	Did not sidires	Did not address	Did not address	Did not address	Current New Units
Robert Whitington Rural Housing Drawlopment, LLC.	Robert Whitington Bural Housing Development, LLC.	Robert Whitington Rural Housing Development, LCC.	Robert Whittington Rural Housing Development, L.C.	H. Elizabeth Young Artisan/American Corp.	Person Submitting / Company
Did not address	Dr no edica	Dd not address	Did not address	Did not address	Amount of GAP without 30% Basis Boost
7/3/2011	7/3/2011	7/8/2011	7/8/2011	7/8/2011	Date Received
TO financed alfordable housing in need of substances in the first communication of the first communica	Differenced allocatable housing in need of Substantial (Pub). Bit has dearly conformational dearly techniques and substantial (Pub). Bit has dearly conformational dearly dearly represented by the conformation of the conformati	To charact allocable bounce in need of substance in the base dearly communicated base that the target execution increased base that the target execution of the service state. All the comment could be serviced as the service state of the ser	BD (interest alteredable housing in need of understanded which. DD had clearly commonisted the their trapet execution of the series state. Also, offer evaluate the series state. Also, offer evaluate the series state. Also, offer evaluates and the series state. Also, offer evaluates and the series state. Offer offer evaluates are stated of their state of their states of their stat	The Agency's own Housing Needs Assessment posted on its website documents the need for affordable housing in the Baton Rouge market.	(i) into reporting project location is, Data Bacehood cored for additional fee income bounting in the market area
The physical condition of this project is currently poor and a very substantial reliable in needed, Goven the current condition of the units, the construction budget is very large. In addition physical repairs to the buildings and units, much work is needed to the units and units, much work is needed to the utilize and the remainder of the late, components in order to reduce the annual components in order to reduce the annual operating expenses.	The physical condition of this project is currently poor and a very justimated in which it meeted. Grown the current condition of the units, the commissions budget is very large. In addition physical regards to the buildings and utils, much wait is needed to the office and the normalized of the but for the physical property and the components in order to project creen components in order to project creen components in order to project creen components or the physical property possibility despense.	The physical condition of this project is currently poor and a very substantial enable in medical. Grant the current condition of the units, the consuscitation beging it very large. In addition physical resign to this buildings and with, much write invested to the office and the remaindar of the site. Current plans call for one Green components to odd to reduce the annual operating security.	The physical condition of this project is currently poor set all wave judiciantial in which is needed. Given the current condition of the units, the construction buggets wary target, in 2 dealers priprical regards to the buildings and units, must have it preseded on the little current plant at 10 feet work is preseded to the affice and the remainder of the little current plant at 10 feet owns Green.  Components in order to induce the annual operating empires.	Construction requirements within the QAP in both the threshold & selection orders in orders the development cost to a level that recensitates the additional requested credits.	(II) Into in respect to dev. budget that support DDA designation
See attached 2011 budgets approved by AD. The annual budgets has to be approved in above to by AD. The annual budgets has to be approved in above to by AD. The rests are thereby restricted. Residents simply cannot slide the rent level and the above to support the additional permanent debt. Therefore, the resulting development/contraction gap has to be filled by the additional equity generated from a 1005 kep-to-to-to-to-to-to-to-to-to-to-to-to-to-	See attached 2011 budgets approved by 80. The annual budget has to be approved in above by 50. The annual budget has to be approved in above by 50. The rests are regularments. The rests are carrier afford the rest level carrier afford the rest level permanent debt. Therefore, the resulting development/budgets development/budgets by bas to be filled by the additional equity generated from a 100% step.	See attached 2011 budgets approved by 100. The annual budgets has to be approved in advance by 100. The annual budgets as the proper of the property of the proper of the property of the proper	See attached 2011 budgets, approved by 400. The annual budgets has to be approved in advance by 100 memors. The requirements. The rents are thereby reserviced, Residents unough a present of the first breaking development and for the rent levels oversited and find the rent levels and red development of the first by the restacting development of the first by the restating development construction gain has to be filled by the additional equity previously filled to the first by the construction of the first by the first	The AMGI of the parish will iper allow for a high mough NOI to support delt proceeds to overcome upon the lack of the 190% boost. Additionally, the project will target increased unit affordability which will place even more stress on debt servicing.	(III) into concerning unusually high operating expenses
No financial Analysis provided showing pp. Wifront unds. 120% tumps up in basis for this project and the buildings, this project development budget does not work. From 1 1000 of the development for a deferred the feel of the development defined by not feasible and comon the rehabilitated without the bump-up.	No Financial Analysis provided showing gas, Weithout such a 1,10% burneys in law Weithout such a 1,10% burneys in law Weithout such a 1,10% burneys in law for project of the showing to this project of the originary to the project of the medical control to the deferred therefore, this project is define the form of the showing or the habilitized without the burney on.	No Francis Analysis cracifed theorem gas, Without such a first being so the pass Without such a first being so the hash for this project and hash buildings. This project and hash buildings. This project the form of LOTO, or the haddings for a defirmed been from the project is deferred been from the project in deferred being and the sample of rehabilitized who of the bump-up.	The financial Analysis provided throwing pay without such a 100° typeng-level by without such a 100° typeng-level bits project of the project of the building. This project of the endoproven building level not work. From 1 100° or it the developer for the first of the endoproven of the land from the service of the mild project rehabilitated whout the hamp-up.	No financial Analysis provided showing spp. The Deferred developer fee will not be willfelvint to cover the funding spp; the development upder becomes infeasible without the 130% tump-up.	(b) Specific analysis as to why the deferred developer fire is not available to generate additional funds and why, but for the hamps just project either would not be completed on would materially benefit from the additional materially benefit from the additional
The Agency has milproval a long- standing partnership with \$10, and it should be dear by row what \$10 or properted reset the \$1,000 steps of the basis in order to freate the housing credits necessary to make these projects' shabilitation francishy feasible.	The Agency has religioned a long- transfire partnership useful (0.00 and 0.00 and 0.	The agency has imposed a long sample growth of the desired growth on the flux and the house for clear years and the sample growth on the flux propertied need the a 10% steps to heath or more and the tourists of the housing orders to recease the housing flux and the sample growth and the sample growth and the sample growth of the sample growth	The Agency has religied a long transfer permerable with 80, and 8 among the more than 100 among the second transfer permerable with 100 among the second transfer to increase the housing review in the second transfer to increase the housing representative in the second transfer to increase the housing the second transfer to the second transfer transfer to the second transfer t	Nothing provided	(v) Any additional into that supports the need for additional credit for the building twing treated as located in a DDA.
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Developer requested to Windows from consideration on the \$0.500.11	Developer requested to Wilhdraw from consideration on GB-02-2011	Deviloper requested to Windows from consideration on GE-02-2011	Developer requested to Windows from consideration on 68-02-0011	Devaloper requested to Withdraw from consideration on 04:02,2011.	Comments

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withdra Co	Withdra	Withdra	Withdra	Count
Concode bark Apartments*** 200 (Aya Road Ferriday, I.A. 71334	Pine Hollow Apartments 107 North Lene West Morroy, LA 71291	Dalgrow Apartments 119 Baken Court Pierre Part, IA 7039	Niderwood Apartmants 77235 Niderwood Street Maringouin, IA 70757	Project Name / Location
Concordia	Ouschita	Assumption	Ibeville	Project Parish
Did not address	Did not address	Did not address	Did not address	Current Nei Units
				New Units
Robert Whitington Rural Housing Excelorment, LLC	Robert Washington Rural Hoosing Dove Comment, LC	Robert Waitington Rural Housing Development, LLC.	Robert Whitington Rural Housing Exeropment, LC:	Person Submitting / Company
Did not address	Dd not address	Did not address	Did not address	Amount of GAP without 30% Basis Boost
7/9/2011	7/8/2011	7/8/2011	7/8/2011	Date Received
Distinguish bounts in reveal of substantial region. Distinguish bounts in reveal of substantial region. Distinguish bound dearly communicated that the supple sease (communicated that supples to the surface sease (communicated that such a rest existed would don't have been created by the LIFA.	Diffinanced alterables housing in need of unbiasterist results. On his deemy communicated between the proper search communicated between target executions and the results are properties of the communication of the commu	No financed allocables bousing in need of substancing in need of substancing in need communicated that that supple seas (Communicated that that supple seas (Communicated that that supple seas (Communicated that supple seas (Communicated that supple seas (Communicated that supple seas (Communicated that supples so the emitter status Clearly, in such a need of once seas, that supple seas (Communicated that supples so the supples so that supples so	Till dimensed allocation housing in need of substantial whole. Di has deality communicated that their straget case do reads to the entire state. Also, of their bedders at soil of the characteristic bedders at soil of the characteristic location as soil of the characteristic production of the characteristic to this promote and district stated soil that the characteristic set saide would did not have been created by the LIFEA.	(i) into regarding project location is.  Outer the chief or self-thought or income bouning in the market eras.
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Developer requested to Withdraw from consideration on 04-07-2011 *** Supporting Securementation vas submitted after the 4:20 p.m. deadline	Dayloper requested to Withdraw from consideration on 08-07-2011	Developer requested to Withdraw from consideration on 08-02-2011	Developer requested to Windraws from consideration on 05-02-201.1	Comments

Withdra	Count
Springfield Manor Apartments*** 25126 Bloodriver Road Springfield, LA. 70422	Project Name / Location
Livingston	Project Parish
Did not address	Current N Units
	New Units
Robert Whittington Rural Housing Development, LLC.	Person Submitting / Company
Old not address	Amount of GAP withour 30% Basis Boost
7/8/2011	Date Received
TO financial affectable beauting in need of substantial with a Tigger are sty or communicated that their targer are sty or residue in the entire state. Also, further residence of this fact, the accuracy Capital Confeders a faunt Development or stable for this purpose, and such a residue to the entire state. Costly, if any proper, and such a residue would not have been created are statuted would not have been created by the LIVEA.	(i) info regarding project location is. Date thereived need for salidional loss income bossing in the market even
The deposid conduction of this project is approach and 2011 badges of the communication of the project is approach and another than the communication of the project is approach and another than the communication of the	(II) Into in respect to dev. budget that support DDA designation
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See attuched 2011 budge's autproved by Di. The annual budget has the bastowed in school and budget has the bastowed in school and budget for requirement. The rests are the particular school and the pa	[N] Specific analysis as to why the deferred developer fee is not available to generate additional funds and why, but for the humps up the project either would not be completed on vousid materially benefit from the additional materially benefit from the additional
With provided browing The Agency has enclosed a look, the 1100 knowput in standing partnership width (i.e., the place and the buildings). Indicate the buildings, the advantage data proportion good feet and 1100 or the developer than 100 or the receivage with a properties of the properties of the things of the things of the control the properties of the	(v) Any additional into that supports the need for additional restlit for the building being treated as located in a DDA
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Developer requested to Windraw Iron consideration on 6002,2011  **** DDA requestress Juntited after the 4.00 p.m. deadline	Comments

